

NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION

January 17, 2008

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration(s) can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public library(ies) listed below. Comments on these proposed Negative Declaration(s) must be sent to the DPLU address listed above and should reference the project number and name.

POD 07-001, LOG NO. 07-00-001; BOUTIQUE WINERIES ZONING ORDINANCE AMENDMENT. The project is a proposed amendment to the San Diego County Zoning Ordinance to introduce a new winery classification, Boutique Winery. Under the proposed amendment, the "Packing and Processing: Boutique Winery" Use Type would be allowed subject to limitations in the A70 (Limited Agriculture) and the A72 (General Agriculture) Use Regulations. The Boutique Winery Use Type can produce up to 12,000 gallons of wine per year and will include specified standards and limitations on the size of the winery and on activities that can occur, based in part of the location of the proposed Boutique Winery. The proposed standards and limitations state that Boutique Wineries located on public roads will be allowed by right, meaning no discretionary permit would be required. Boutique Wineries located on private roads with ten or fewer legal parcels must provide evidence of a recorded private road maintenance agreement among all property owners on the private road. Boutique Wineries on a private road with ten or fewer legal parcels and where a private road maintenance agreement cannot be obtained or for a Boutique Winery on a private road with more than ten legal parcels, then an Administrative Permit must be approved before the Boutique Winery can be established and operated. The proposed amendment would apply to the unincorporated areas of San Diego County within the A70 (Limited Agriculture) and A72 (General Agriculture) Use Regulations. Comments on this proposed Negative Declaration must be received no later than February 5, 2008 at 4:00 p.m. (a 20-day public review period). This proposed Mitigated Negative Declaration can also be reviewed at all County of San Diego Libraries. For additional information, please contact Lory Nagem at (858) 694-3823 or by e-mail: Lory.Nagem@sdcounty.ca.gov.

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